

\$674,900 - 2722 14 Street Sw, Calgary

MLS® #A2151967

\$674,900

5 Bedroom, 4.00 Bathroom, 1,813 sqft
Residential on 0.10 Acres

Upper Mount Royal, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Discover this rare opportunity to renovate, Buy & Hold, or build your dream home on this **OVERSIZED** 40-ft wide lot in Upper Mount Royal. This single-family detached home offers substantial space with **FOUR BEDROOMS ABOVE GRADE** and an additional bedroom in the illegal basement suite. Additionally, there is a double detached garage located at the back. For those interested in renovating, this home has great bones and lots of space, with over 2,600 Square Feet across 3 levels! It features a formal living room with a real wood-burning fireplace, a formal dining area with bay-style windows, a kitchen with ample storage, a newer fridge, and a massive back deck. The main level also includes a laundry area and a 2-piece powder room. The upper floor boasts four bedrooms and two full bathrooms. The primary suite includes generous closet space and a 3-piece ensuite bathroom. The other three bedrooms share a 4-piece bathroom with a tub/shower combo. The illegal basement suite features a large living and kitchen area with a real wood-burning fireplace, one bedroom with in-suite laundry, a 3-piece ensuite bathroom, a newer high-efficiency furnace, and additional storage with a cold room. The backyard offers plenty of room for entertaining on the massive deck, while the fenced front yard provides green space for gardening. The property is currently tenant-occupied with month-to-month leases



that are well below market value. The upper tenant pays \$1,800, and the downstairs tenant pays \$850. Located in the prestigious Upper Mount Royal community of Calgary, this property offers a prime location with access to various amenities. Its potential for future renovation makes it an attractive option for investors. Contact us today for more information!

Built in 1985

Essential Information

MLS® #	A2151967
Price	\$674,900
Sold Price	\$650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2722 14 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3V1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	September 1st, 2024
Days on Market	38
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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